



PLANNING COMMISSION MINUTES

Meeting of January 28, 2016

City Hall Council Chambers * 290 North 100 West Logan, UT 84321 * www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, January 28, 2016. Chairman Davis called the meeting to order at 5:30 p.m.

Planning Commissioners Present: Amanda Davis, Dave Newman, Russ Price, Tony Nielson, Eduardo Ortiz, Sara Sinclair

Planning Commissioners Excused: David Butterfield

Staff Present: Mike DeSimone, Russ Holley, Amber Reeder, Aaron Smith, Kymber Housley, Debbie Zilles

Minutes as written and recorded from the January 14, 2016 meeting were reviewed. Commissioner Price moved that the minutes be approved as submitted with minor grammatical corrections. Commissioner Sinclair seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 16-001 Hillcrest Neighborhood Plan Adoption *[continued from January 14, 2016]* Logan City is requesting adoption of the Hillcrest Neighborhood Plan which addresses how change, both within and outside the Hillcrest boundaries, will affect the neighborhood, and devise strategies to mitigate negative impacts and protect the character of the neighborhood.

PC 16-002 Hillcrest (NP) Future Land Use Map Amendments *[continued from January 14, 2016]* Logan City is requesting to amend the Future Land Use Plan Map (FLUP) for those areas identified in the Hillcrest Neighborhood Plan as suitable for map amendment.

PC 16-003 Hillcrest (NP) Rezone *[continued from January 14, 2016]* Logan City is requesting a rezone of areas identified in the Hillcrest Neighborhood Plan as suitable for rezone.

STAFF: Aaron Smith reviewed the projects, highlighting the recommendations. Land Use – neighborhood scale commercial and mixed use development along 1200 East corridor; reduce Campus Residential; downsize areas east of 1600 East to NR-4; and any proposed development in the Deer Pen area should incorporate a large portion of open/recreational space. Housing – continue programs to incentivize the purchase of rentals; and code enforcement penalties should have consequences sufficient to prevent violators prior to infraction occurring. Infrastructure – 1200 East corridor improved to serve as a more accessible north/south option for the neighborhood (align 1000 North); 1500-1600 East should maintain a neighborhood quality and traffic calming measures should be implemented; the 1000 North/Ellendale streetscape redesigned to calm traffic connecting to the neighborhood along the corridor; incorporate recommendations from the Bike-Ped Plan; develop sidewalk and ADA corner priority list; encourage development of a tree plan; pedestrian scale lighting along streets; enhance connections to the Bonneville Shoreline Trail and connect with the canal corridor; improve wayfinding and signage with the trail system; and improve connection to First Dam. Community – support events that encourage volunteerism, create public spaces that bring community together, and develop a branding scheme for the neighborhood.

Mr. Smith reviewed the three Deer Pen visualizations (page 99-100 in the Plan). Visualization 1 preserves critical areas and maintains the existing conditions (no development); Visualization 2 proposes development (24 housing units) while protecting critical areas and open space; and Visualization 3 illustrates full development (42 housing units) while still protecting critical areas.

PUBLIC: A series of public outreach and comment opportunities were conducted as part of the plan development process. A visioning workshop was held on January 29, 2015 and an open house on October 28, 2015. A postcard was mailed to each property owner for events, as well as specific Planning Commission and Municipal Council hearing processes. Comments received have been documented and where appropriate, integrated into the plan.

An email from Bryce and Laurie Fifield, 1948 Pebble Creek Court, supporting the rezone of the Deer Pen area was received and distributed prior to the meeting. They also noted concerns with the water pressure and private road maintenance.

A phone call from Ben Gunsberg, 1544 North 1770 East, was received in support of keeping the Deer Pen area as open green space or used for recreational purposes.

Debbie Brough, 1362 North 1770 East, said the majority of the residents (80%) are in favor of keeping the Deer Pen area exclusively as open space with no development. If there is development, it should incorporate a large portion of open recreation area. The Steering Committee suggested omitting the high-density visualization (3) because it does not express the view or desires of the residents in the area. It is important to differentiate between what the City is proposing and neighborhood recommendations. The high-density plan looks like a fair split between development and open space based on the acreage figures, however, it is a bit misleading because the legend shows critical areas (trails, corridors and environmentally constrained areas) which are included in the open space area and would not be conducive for any recreational use. Visualization #2 with 17 acres of open space and 8 acres for development is a much more equitable compromise. One of the value statements in the Plan is *"a strong connection to open space and recreational opportunities in the community"* and this is important to preserve. This is some of the only land Logan has to keep as open space and could entice new families into the area.

Greg Podgorski, 1802 East 1700 North, said in 2007 the plan for development of the Deer Pen area was proposed to be used by the City as a cemetery. The high-density proposal seems like a betrayal.

John Nelson, 1785 East 1500 North, said in 2007 there was a commitment that this area would remain as open space, which is what the resident's desire. He questioned discouragement because residents often feel their thoughts are not heard. There are many lots in the area that have not been developed. The high-density proposal does not allow for any good use of open space. The general consensus is for no development of the Deer Pen area. He asked if access to the Bonneville Shoreline Trail has been defined. Mr. Smith said the Plan does not call out specific connections.

Mr. DeSimone noted that there may have been discussions and decisions about the area being used as a cemetery, however, the City's administration, elected officials and needs have evolved over time. Commissioner Newman asked about possible notes from previous meetings. Mr. Housley, the City Attorney, said there is no dispute that the proposed use for the area was for a cemetery, however, there is no such thing as a "commitment" in land use because it is always subject to new leadership with different ideas, nothing is every guaranteed.

David Wallace, 1740 Foothill Drive, does not want to see the area turned into housing and questioned the motivation. One of the things that came out of the Open Houses is the fact that the whole community is going through a change, many residents are aging and there is plenty of housing currently available. He would like to see it re-vegetated with native shrubs and grasses to keep the deer in the area.

Lynn Wright, 1696 North 1770 East, supports all the comments that have been made, there are many people who enjoy walking in the area and he would not like to see the atmosphere changed.

Dean Wada, 1620 North 1770 East, said the neighbors would rather see no development. If there is development, he would like more open space.

Frances Staub, 1776 East 1400 North, noted that every ten years things change, however residents do not change. Officials are elected to listen. She is worried about property value decreasing and not being able to enjoy the open space and view of the mountains. The high-density proposal seems ridiculous.

John Nelson pointed out that there are over 80 undeveloped lots in the area and if they are available why is development in this area being considered. Mr. DeSimone pointed out that this is a long-term idea and the intent is not to begin development immediately. Mr. Nelson asked how quickly access streets would be completed. Mr. Housley explained that the developer is responsible to put in the roads and then dedicate them to the City for maintenance.

Jan Nyman, 524 East 1100 North, grew up in this neighborhood. She suggested carefully considering the rezone to the Evergreen block and would discourage the proposed zone change. She said the money that would be used for the 1000 North alignment could be better used elsewhere.

Jack Staub, 1776 East 1400 North, asked the Commission to listen to the 80% of the community who do not want to see high-density development; the opinions of residents should matter.

Lynn Wright drives the Aggie shuttle bus and said it is difficult to get students to get to class on time while waiting for traffic and sometimes it becomes unsafe for motorists at 1000 North. He wondered if there could be some improvements to the area without having to realign the road. He also expressed concerns that there may have to be access into the Deer Pen area from the cul-de-sac on 1700 North, just off 1770 East.

Mr. DeSimone said the Plan includes a recommendation to figure out a way to improve 1000 North, especially during peak load times, which may or may not require realignment.

Bob Wardle, 1630 North 1770 East, asked about the property north of the old trailer park. Chairman Davis explained there is no proposed change to the current zone; however, the Future Land Use Plan is recommending changing from Campus Residential (CR) to Mixed Residential (MR) which would decrease the density of the zone. Mr. Wardle asked why there is a need to change the zone now, particularly when there does not appear to be a demand for development. Chairman Davis explained that the adjustments to the zone are appropriate to address during the adoption of the Plan and discussion of the area.

Ann Robins, 965 Hillcrest Avenue, echoes everything that has been said. She encouraged looking at the bigger picture and the fact that open space is valuable; children need places to play. Once open space is gone, it's gone. The residents enjoy the area and she encouraged the Commission to keep air quality in mind. She noted that residents wanted to keep the area of the gravel pit as open space, it would be a great place for a botanical garden; if it is developed it will create additional traffic. Cache Valley has always been known for its "small town open space and the City is trying to fill in every nook and cranny". The pilot program of increased property standards would help "grasp the character of the area" rather than just adding new homes. Chairman Davis asked about her opinion of rezoning the area off of 900 North from Detached Residential to Mixed Use. Ms. Robins said there is always a fear of tall buildings. Most the neighbors are open to the idea of a small market but they do not want to feel like they are being "squeezed out". It is difficult to get a good feel for mixed use.

COMMISSION: Commissioner Newman asked whether the recommendation for the 1000 North realignment came from the City or from the residents. Mr. Smith said there was quite a bit of feedback during the community open houses about the difficulty in crossing and navigating that area.

Chairman Davis questioned the wording on page 101 *"Increase the minimum property maintenance standards in the Hillcrest neighborhood above and beyond the minimum standards elsewhere in Logan City"* and why there would be different standards for different areas. Mr. Smith said this value statement addresses the priority the residents placed on aesthetic value of homes in the area. Mr. DeSimone, the Community Development Director, said an enhanced zoning code for a specific area could be implemented, however, based on surveys that have been done in the past, he does not believe that there would be a broad consensus for increased property maintenance standards and requirements. Commissioner Price asked if this could become a pilot program. Mr. DeSimone said it could be. Chairman Davis noted that this idea would be well received in the Adams area as well.

Commissioner Price asked about comments made during the Open House regarding changing the zone from NR-6 to NR-4. Ms. Smith said it didn't come up in the first Open House, during the second Open House there were no objections to the proposal when it was presented to residents; it is meant to have the zone reflect the character of the housing. Commissioner Price asked about the proposed change from Campus Resident (CR) to Mixed Residential (MR). Mr. Smith there was an expressed desire to decrease zoning density in that area.

Chairman Davis asked about the property along 900 North proposed to change from NR-6 to Mixed Use (MU) and how that change came about. Mr. Smith explained that during the Open House questions about redevelopment were asked. There was hesitancy for anything that would affect the core of the neighborhood, however, there was openness to ideas of Mixed Use along the 1200 East corridor.

Commissioner Price questioned the illustration of possible mixed use transition (page 97) and whether it was an accurate portrayal of the size of the lot. Mr. Smith said it was. Commissioner Price said there are tall buildings in the background that seem to send a subliminal message that this would be a relatively short (3-story) development within the context of larger buildings. Mr. Smith said the existing buildings in the visualization are to scale (identified on the slide). Commissioner Price pointed out that he is not sure this is an accurate representation, there seems to be some depth perception difficulty, especially related to the scale of the neighborhood. He asked if there were other ways to represent mixed use. Mr. Smith said the visualization is meant illustrate possible transition.

Mr. DeSimone advised that Mixed Use is a zone that is a mixture of commercial and residential uses (vertically oriented) to provide small scale commercial and residential opportunities. Chairman Davis asked about height and density in this zone. Mr. DeSimone said mixed use is 30 units/acre and building height maximum is 55'. He noted that setbacks adjacent to a single-family zone would dictate a height transition.

Mr. DeSimone explained that Deer Pen proposals are a result of the fact that the City has an abundant amount of cemetery space available and this area is not needed for use as a cemetery. The City would like to see it developed into single-family development and therefore created some different scenarios for consideration.

Commissioner Nielson disclosed that he has a personal vested interest in the property on 1200 East 1500 North (both sides of the road).

Commissioner Price pointed out that the Planning Commission members are not elected officials, but rather represent the population. The City has been forward-looking in wanting to make the Hillcrest Neighborhood Plan become a reality through the planning process. There have been many excellent arguments made with regard to the Deer Pen property and he appreciates the public input.

Commissioner Sinclair echoes her appreciation of the input of the residents. The Deer Pen area is very nice and she is concerned about filling it in with houses.

Chairman Davis said she does have concerns about the Deer Pen area and she wants to make sure the wishes of the residents are being honored. She also has concerns about 1200 East and is not sure Mixed Use is appropriate and wondered if Community Commercial would be more suitable. There can be value in having small-scale commercial in the area if done appropriately. Regarding the gravel pit going from Campus Resident to Mixed Residential, she wants to make sure there is appropriate transition to the adjacent neighborhood. Mr. DeSimone pointed out that the Sackett property (the lower part) went through a thorough committee discussion, a compromise was reached and this change to the FLUP will reflect that decision. Chairman Davis asked if Mr. Housley could research the deed restriction on the north boundary and bring the information to the next meeting.

Commissioner Sinclair said the 1000 North area does get quite congested during peak traffic areas and would like to explore improvement options other than realignment. Commissioner Nielson agreed and thought this would be a good location for a traffic signal (possible a 3-way light with a yield from Ellendale). Chairman Davis noted that the Plan identifies the fact that this area needs improvement but does not call out for a specific remedy.

Commissioner Ortiz asked about USU's involvement in the traffic situation. Mr. Smith said they are working on the adoption of a transportation master plan that calls for improvement at the 1000 North intersection.

MOTION: Commissioner Price moved to **continue discussion** regarding PC 16-001 Hillcrest Neighborhood Plan, PC 16-002 Hillcrest (NP) Future Land Use Map Amendment and PC 16-003 Hillcrest (NP) Rezone to the February 11, 2016 meeting. Commissioner Nielson seconded the motion.

Moved: Commissioner Price Seconded: Commissioner Nielson **Passed: 6-0**
Yea: A. Davis, R. Price, D. Newman, T. Nielson, E. Ortiz, S. Sinclair Nay: Abstain:

WORKSHOP ITEMS for February 11, 2016 – continuing discussion of Hillcrest items.

Meeting adjourned at 7:05 p.m.

Minutes approved as written and digitally recorded for the Logan City Planning Commission meeting of January 28, 2016.

Michael A. DeSimone
Community Development Director

Amanda Davis
Planning Commission Chair

Russ Holley
Senior Planner

Amber Reeder
Planner II

Debbie Zilles
Administrative Assistant